

BOARD OF APPEAL REFERRALS

March 23, 1978

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4 Dresden Street, Jamaica Plain
3. Z-4109 Blanchards Liquors, Inc.
2 Harris Avenue, Jamaica Plain
4. Z-4110-4111 Joseph A. and Isabel E. Grillo
140 Wordsworth Street and
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5. Z-4117 Edward J. Ruel
1542 Columbus Avenue, Roxbury
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7. Z-4125 VFW Post 2022
395 Faneuil Street, Brighton

MEMORANDUM

March 23, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/4/78

Z-4106
Manuel DePina
51-55 Adams Street, Roxbury
near Dudley Street

Five-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from eight apartments and two stores to eight apartments, store, and private club.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Private club is conditional in an L-1 district.		
23-2. Off-street parking is not provided.		

Club facility would conflict with residential occupancy and create curb parking demands unable to be accommodated on surrounding streets.
Recommend denial.

VOTED: In reference to Petition No. Z-4106, brought by Manuel DePina, 51-55 Adams Street, Roxbury, for a conditional use and a variance for a change of occupancy from eight apartments and two stores to eight apartments, store, and private club in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Club facility would conflict with residential occupancy and create curb parking demands unable to be accommodated on surrounding streets.



OLD ROXBURY
BURIAL GROUND
(ELIOT CEMETERY)

JAMES J.
SULLIVAN
PLAYGROUND

ISLAND STREET

1804
1721

WILSON ST

CHADWICK

TEOMAN

FREDS CT

WOODROW WILSON CT

AMERSON ST

ORCHARD PK

ADAMS

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Board of Appeal Referrals 3/23/78

Hearing: 4/4/78

Z-4107-4108
 Mabel Jacobs
 57-59 Boylston Street and
 4 Dresden Street, Jamaica Plain

Two frame structures (3, 2½ stories)

District(s): apartment _____ general business _____ industrial _____
 residential R-.8 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

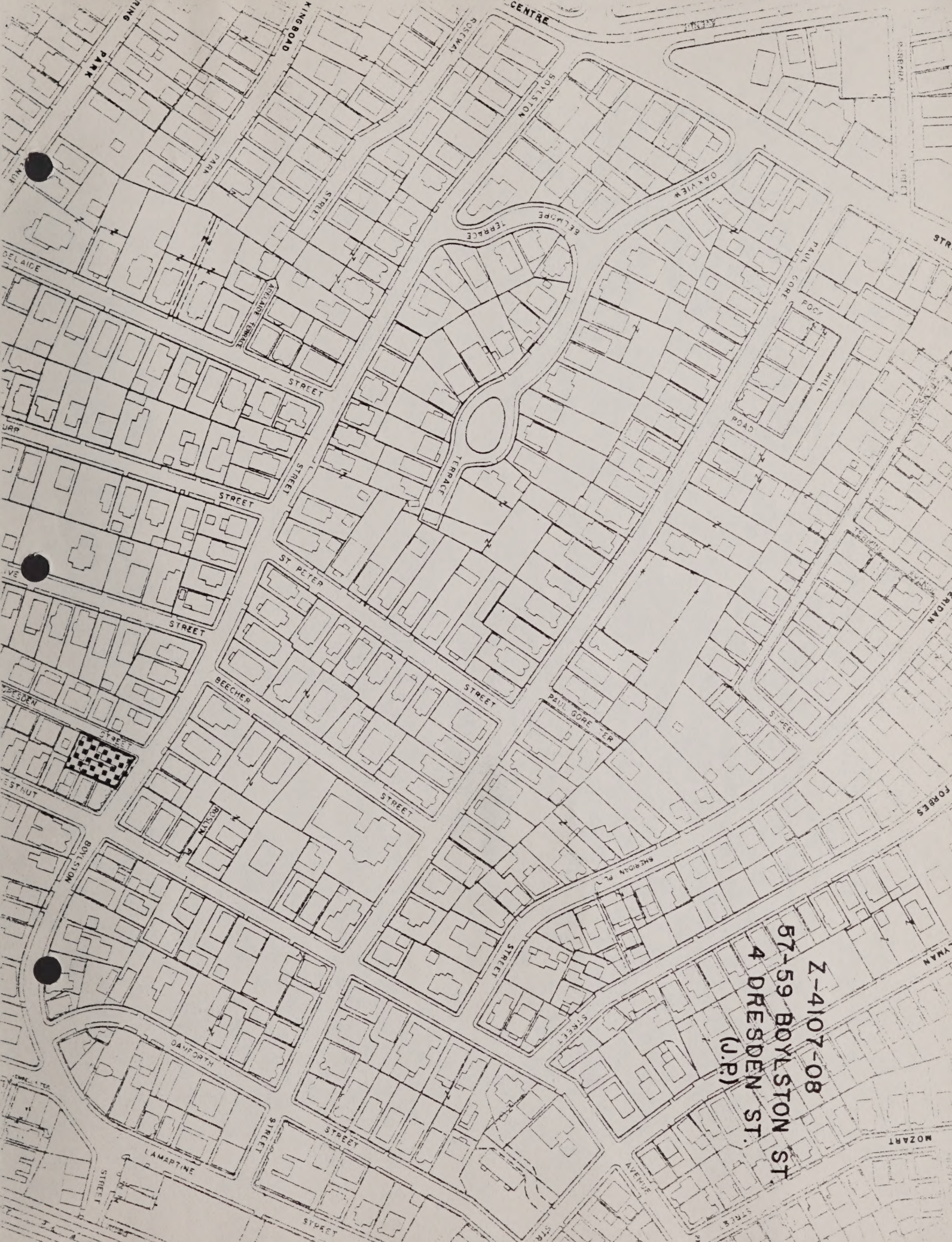
Purpose: to subdivide; to legalize occupancies - six apartments and
 two-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-1. Lot area is insufficient.	12,500 sf 6,500 sf	4,651 sf 1,661 sf
14-3. Lot width is insufficient.	50 ft.	30 ft.
14-4. Street frontage is insufficient.	50 ft.	30 ft.
15-1. Floor area ratio is excessive.	.8	1
17-1. Open space is insufficient.	800 sf	150 sf
19-1. Side yard is insufficient.	10 ft.	3 ft.
20-1. Rear yard is insufficient.	40 ft.	20 ft.

Occupancies are existing and compatible with residential nature of neighborhood. Subdivision will enable elderly petitioner to sell properties separately. Violations are technical. Recommend approval.

VOTED: In reference to Petitions Nos. Z-4107-4108, brought by Mabel Jacobs, 57-59 Boylston and 4 Dresden Streets, Jamaica Plain, for thirteen variances to subdivide and legalize occupancies for six apartments and two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancies are existing and compatible with residential nature of neighborhood. Subdivision will have no adverse impact.



Z-4107-08
57-59 BOYLSTON ST
4 DRESDEN ST.
(U.P.)

Board of Appeal Referrals 3/23/78

Hearing: 4/4/78

Z-4109
Blanchards Liquors, Inc.
2 Harris Avenue, Jamaica Plain
near Centre Street

One-story masonry structure

District(s):	apartment_____	general business <u>B-1</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to continue existing occupancy: repair shop garage.

Violation(s):			
<u>Section</u>		<u>Required</u>	<u>Proposed</u>
8-7.	Repair shop garage is conditional in a B-1 district.		

In June 1974, petitioner was granted conditional use for three years (Authority concurred) with provisos relating to noise and hours of operation and prohibiting auto body work, exterior work, and exterior storage. Petitioner has not complied with the provisos. This failure together with lack of adequate storage facilities indicates that the site is inappropriate for continuation of the use. Neighborhood opposition to proposal is substantial. Recommend denial.

VOTED: In reference to Petition No. Z-4109, brought by Blanchards Liquors, Inc., 2 Harris Avenue, Jamaica Plain, for a conditional use to continue existing occupancy for repair shop garage in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Petitioner has not complied with previous Board of Appeal provisos. This failure together with lack of adequate storage facilities indicates that the site is inappropriate for continuation of the use. Neighborhood opposition is substantial.



Z-4109
2 HARRIS AVE.
(J.P.)

Board of Appeal Referrals 3/23/78

Hearing: 4/4/78

Z-4110-4111
Joseph A. and Isabel E. Grillo
140 Wordsworth Street and
137 Horace Street, East Boston

Two frame structures (2½ and 2 stories)

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: to subdivide; to legalize occupancy - one-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-1. Lot area is insufficient.	5,000 sf	1,875 sf
14-3. Lot width is insufficient.	50 ft.	25 ft.
19-1. Side yard is insufficient.	10 ft.	2 ft.
20-1. Rear yard is insufficient.	40 ft.	25 ft.

Proposal will allow petitioner to convey single-family dwelling on Wordsworth Street, Violations are technical with no adverse impact.
Recommend approval.

VOTED: In reference to Petitions Nos. Z-4110-4111, brought by Joseph A. and Isabel E. Grillo, 140 Wordsworth and 137 Horace Streets, East Boston, for four variances to subdivide and legalize occupancy for one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Technical violations will have no adverse impact on properties.

Board of Appeal Referrals 3/23/78

Hearing: Z-4117
Edward J. Ruel
1542 Columbus Avenue, Roxbury
near Ritchie Street

Three-story masonry structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: to change occupancy from warehouse and garage to lodging house.

Violation(s):		
<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. A lodging house is forbidden in an M-1 district.		

Lodging house for 20 persons (halfway house—prerelease convicts) is contrary to proposed Southwest Corridor Project land use plan. A regional trail (bicycle) would be located adjacent to this property.
Recommend denial.

VOTED: In reference to Petition No. Z-4117, brought by Edward J. Ruel, 1542 Columbus Avenue, Roxbury, for a forbidden use for a change of occupancy from warehouse and garage to lodging house in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Halfway house facility (prerelease convicts) is contrary to proposed Southwest Corridor Project land use plan. A regional trail (bicycle) would be located adjacent to this property.

24417
1542 COLUMBUS AVE
(R0X)



Board of Appeal Referrals 3/23/78

Hearing: 4/4/78

Z-4123

Massachusetts Rehabilitation Hospital
125 Nashua Street, Boston
near Causeway Street

Ten-story masonry structure.

District(s):	apartment_____	general business_____	industrial I-2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

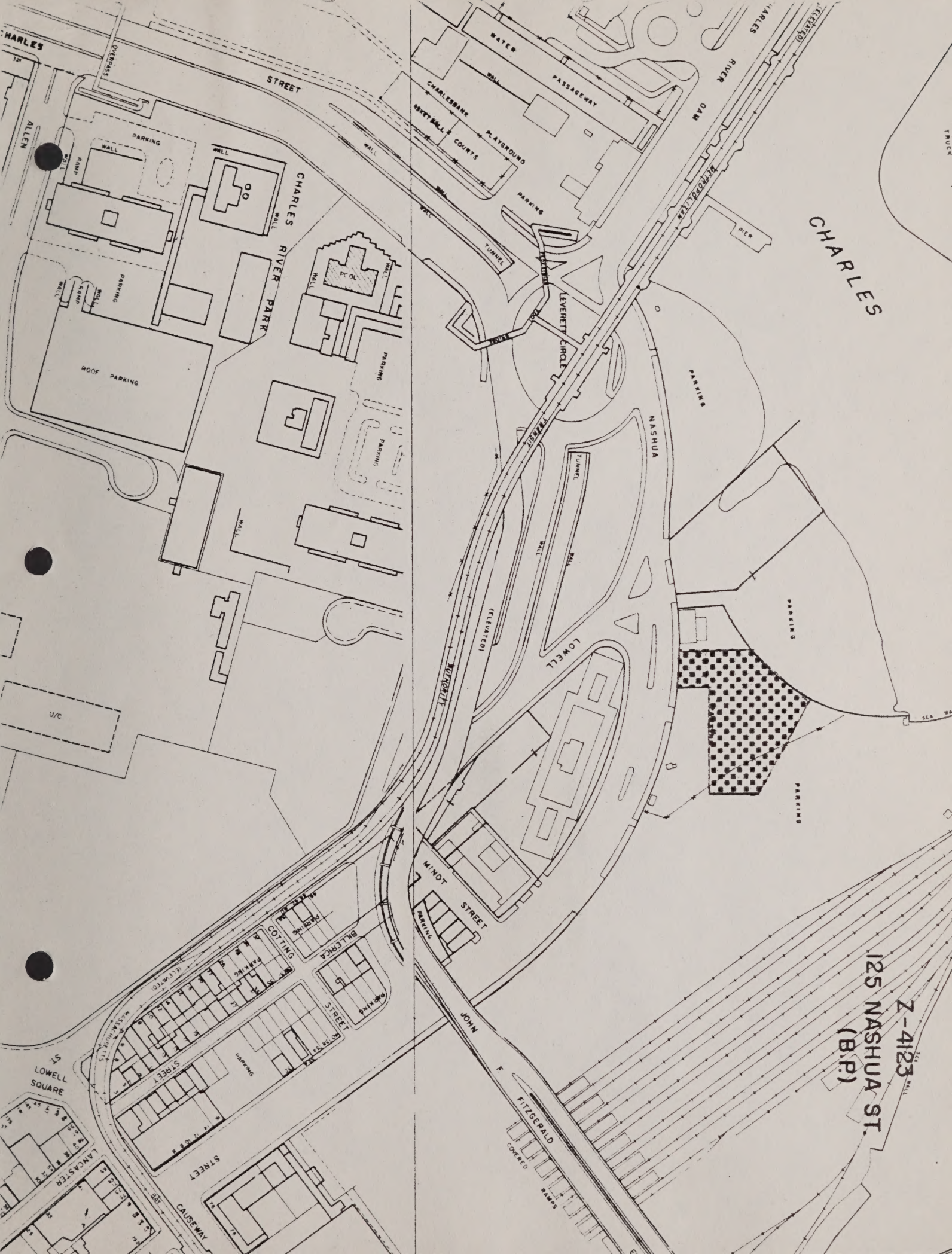
Purpose: to erect four-story office-laboratory addition and one-story storage receiving area.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Hospital is forbidden in an I-2 district.		
8-7. Hospital accessory uses are forbidden in an I-2 district.		
20-6. Rear yard is insufficient.	12 ft.	0
21-1. Setback of parapet is insufficient.	20 ft.	0

Proposal would alleviate overcrowding of existing structure and facilitate medical services as requested by Massachusetts Department of Public Health and other hospital facilities. Rear expansion, abutting railroad right of way, would have no adverse impact on this industrial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4123, brought by Massachusetts Rehabilitation Hospital, 125 Nashua Street, Boston, for two forbidden uses and two variances to erect a four-story office-laboratory addition and a one-story storage receiving area in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided plans, including landscaping, are submitted to the Authority for design review.



CHARLES

Z-4123
125 NASHUA ST.
(B.P.)

Board of Appeal Referrals 3/28/78

Hearing: 4/4/78

Z-4125
VFW Post 2022
395 Faneuil Street, Brighton
at Bigelow Street

One-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to erect one-story private club structure.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Private club is conditional in an L-.5 district.		
15-1. Floor area ratio is excessive.	.5	1.5
18-1. Front yard is insufficient.	15 ft.	4 ft.
19-6. Side yard is insufficient.	15 ft.	2 ft.
20-1. Rear yard is insufficient.	20 ft.	2 ft.
23-2. Off-street parking not provided on site.		

Proposal, which would replace obsolete club facility, enjoys community support. Petitioner has negotiated lease agreement with MBTA for off-street parking directly opposite the site. Recommend approval.

VOTED: In reference to Petition No. Z-4125, brought by VFW Post 2022, 395 Faneuil Street, Brighton, for a conditional use and five variances to erect a one-story private club structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Adequate off-street parking will be provided.



Z-4125
395 FANEUIL ST
(BRI.)